



**306, 505 19 Avenue SW
Calgary, Alberta**

MLS # A2291892



\$194,500

Division:	Cliff Bungalow		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	480 sq.ft.	Age:	1969 (57 yrs old)
Beds:	1	Baths:	1
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	C-COR1 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan		

Inclusions: Call Seller Directly

Click brochure link for more details** Turn Key Corner Unit in the Heart of Mission. FULLY FURNISHED. Incredible Investment Opportunity. Welcome to Unit #306, a bright and beautifully upgraded corner unit in the heart of Mission, one of Calgary's most vibrant and desirable inner city neighbourhoods. This stylish one bedroom, one bathroom condo offers over 600 square feet of thoughtfully designed living space and comes fully furnished with all furnishings included, making it a true turnkey opportunity for homeowners and investors alike. Whether you are looking for a chic inner city residence, a short term rental, or a long term executive rental, this property offers exceptional flexibility and income potential. The unit has the potential to generate significant annual rental income, providing a rare opportunity to own a high performing property in one of Calgary's most sought after locations. Inside, the bright open concept layout features hardwood flooring, updated lighting, and a modern kitchen complete with espresso cabinetry, generous storage, a breakfast bar, and upgraded stainless steel appliances. Large windows fill the space with natural light, enhancing the open and inviting feel that only a corner unit can provide. The living area opens onto a private south facing balcony with beautiful mountain and sunset views, the perfect place to unwind after a day in the city. The spacious bedroom features brand new carpet, ample closet space, and room for additional furnishings, while the refreshed bathroom includes a new toilet and fully updated shower plumbing. A standout upgrade is the in-suite laundry with a washer/dryer combo unit along with updated plumbing and electrical, adding modern convenience rarely found in comparable units. This unit also includes a highly coveted underground parking stall with a separate title,

included in the purchase price. In this neighbourhood, secure underground parking is a major asset and adds significant long term value. Located just steps from 4th Street, 17th Avenue, the Elbow River pathways, parks, cafés, restaurants, and boutique shopping, this is truly walkable inner city living at its best. Everything Calgary’s urban lifestyle has to offer is right outside your door. Fully furnished. Income generating. Underground titled parking. Corner unit. A rare opportunity to own a turnkey property in the centre of Calgary’s most exciting inner city community.